

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC

Almon M. Ellis, Jr., Attorney (MS Bar # 101914)

7145 Swinnea Road Suite 2

Southaven, MS 38671

(662) 349-3930

File # 09-1199

**Indexing Instructions: Lot 9B, 4th Rev, Juanita Acres, in Sec 30,
T2S, R7W, Plat Book 18, Pages 33-34, DeSoto County, Mississippi**

GRANTORS:

Larry D. Waldron, Sandra K. Ballard, Ricky

L. Waldron and Debra S. Teasler

8576 Malone Road

Olive Branch, MS 38654

HOME: 662.895.8019

WORK: 901.212.9398

GRANTEES

Larry J. Turnmire, Sr. and Carol A. Turnmire

1336 Hall Road

Nesbit, MS 38651

HOME: 662.469.9337

WORK: 901.598.8251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Larry D. Waldron, Sandra K. Ballard, Ricky L. Waldron and Debra S. Teasler** do hereby sell, convey and warrant unto **Larry J. Turnmire, Sr. and Carol A. Turnmire, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 9B, 4th Revision of JUANITA ACRES SUBDIVISION, in Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 18, Pages 33-34, in the office of the Chancery Clerk of DeSoto County, Mississippi

By way of explanation, subject property is no longer subject to the life estate of Geneva Catherine Waldron as Mrs. Waldron passed away on May 25, 2009, a copy of her death certificate being available from the Mississippi State Department of Health Vital Records.

Parcel # 2079-3004.0-00009.01

Property Address: 1336 Hall Road, Nesbit, MS 38651

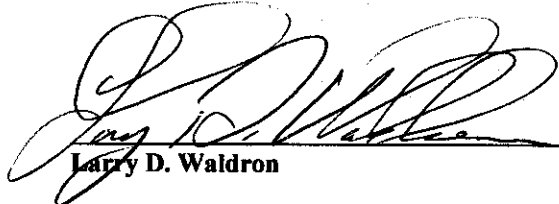
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

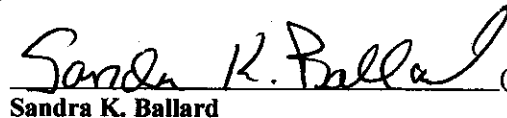
THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

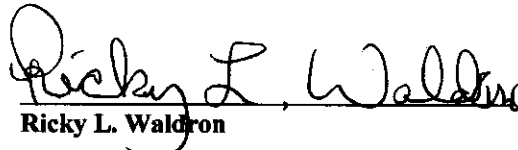
The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 10th day of December, 2009.

 (SEAL)
Larry D. Waldron

 (SEAL)
Sandra K. Ballard

 (SEAL)
Ricky L. Waldron

 (SEAL)
Debra S. Teasler

STATE OF MISSISSIPPI
COUNTY OF DESOTO


PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Larry D. Waldron, Sandra K. Ballard, Ricky L. Waldron and Debra S. Teasler** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 10th day of December, 2009.



(S E A L)

My Commission Expires


Notary Public